

**In The Matter Of:**  
*CITY OF CAMDEN*  
*PLANNING BOARD*

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*TRANSCRIPT OF MEETING*  
*November 12, 2020*

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PLANNING BOARD  
CITY OF CAMDEN

- - - -

Thursday, November 12, 2020

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Transcript of proceedings in the above matter for the City of Camden Planning Board was conducted as a virtual meeting via a remote conferencing platform, ZOOM, and commencing at 6:08 p.m.

B O A R D M E M B E R S P R E S E N T

JOSE DeJESUS, CHAIRMAN  
FREDERICK H. MARTIN, Jr.  
COUNCILWOMAN FELISHA REYES-MORTON  
DIRECTOR KEITH WALKER  
ERIN CREAN

- - - -

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JAMES BURNS, ESQUIRE., ATTORNEY FOR THE BOARD  
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1                   CHAIRMAN DeJESUS: Good evening. Welcome  
2 to the Camden City Planning Board for Thursday,  
3 November 12, 2020 at 6:08 p.m. We're having a Zoom  
4 meeting because of the COVID-19, therefore, we're  
5 going to initiate the reading of the opening  
6 statement by Angela.

7                   MS. MILLER: Good evening to the Camden  
8 City Planning Board meeting.

9                   Adequate notice of this meeting has been  
10 provided in accordance with the Open Public Meeting  
11 Act. The Camden City Planning Board adopted a  
12 Resolution approving the schedule of regular meetings  
13 to be held during the year of 2020 by, one, posting a  
14 copy thereof on the bulletin boards reserved for such  
15 purpose in the Office of City Clerk, City Hall, first  
16 floor, Camden, New Jersey; two, transmitting a copy  
17 thereof to the Courier Post and to the Philadelphia  
18 Inquirer. These newspapers have been designated by  
19 this Board to receive same, and filing a copy thereof  
20 with the City Clerk, City of Camden, New Jersey. The  
21 subject meeting was publicized on November 6, 2020.

22                   CHAIRMAN DeJESUS: Roll call.

23                   MS. MILLER: Mayor Moran. Fred Martin.

24                   VICE-CHAIRMAN MARTIN: Present.

25                   MS. MILLER: Jose DeJesus.

1 CHAIRMAN DeJESUS: Present.

2 MS. MILLER: Ulysses Baker. Councilwoman  
3 Reyes-Morton.

4 COUNCILWOMAN REYES-MORTON: Here.

5 MS. MILLER: Director Walker.

6 DIRECTOR WALKER: Present.

7 MS. MILLER: Erin Crean.

8 MS. CREAN: Present.

9 MS. MILLER: Steven Lee. Thank you.

10 CHAIRMAN DeJESUS: Approval of the  
11 Special meetings that we had, one which is the  
12 meeting for September 10th and the meeting that was  
13 held October the 8th. Can I have a motion to approve  
14 those?

15 MR. WALKER: So moved.

16 VICE-CHAIRMAN MARTIN: I'll second  
17 Keith.

18 CHAIRMAN DeJESUS: Keith, you're setting  
19 the first?

20 MR. WALKER: Yes.

21 CHAIRMAN DeJESUS: Roll call.

22 MS. MILLER: Fred Martin.

23 VICE-CHAIRMAN MARTIN: Yes.

24 MS. MILLER: Jose DeJesus.

25 CHAIRMAN DEJESUS: Yes.

1 MS. MILLER: Councilwoman Reyes-Morton.

2 COUNCILWOMAN REYES-MORTON: Yes.

3 MS. MILLER: Director Walker.

4 DIRECTOR WALKER: Yes.

5 MS. MILLER: Erin Crean.

6 MS. CREAN: Yes.

7 MS. MILLER: Motion carried to approve.

8 Thank you.

9 CHAIRMAN DeJESUS: Swearing in of all  
10 professionals and Planning Board staff.

11 MR. BURNS: For our professional staff,  
12 please raise your right hands.

13 - - -

14 DR. EDWARD WILLIAMS, P.P., DENA MOORE  
15 JOHNSON, P.E., C.M.E., having first been duly  
16 sworn/affirmed, was examined and testified as  
17 follows:

18 - - -

19 MR. BURNS: Thank you.

20 CHAIRMAN DeJESUS: Planning Board  
21 Director's Report. Anything, Ed?

22 DR. WILLIAMS: Just that the league is  
23 next week. We all know that it's going to be done  
24 virturally for the next couple of days next week.  
25 Although they plan to attend, they should be giving

1 out schedules by this point regarding access codes.  
2 If you're attending and if you have any questions,  
3 contact Angela Miller for assistance. Okay. That's  
4 it, Mr. Chair.

5 CHAIRMAN DeJESUS: Thank you. Old  
6 Business. Preliminary and Final Site Plan of Hemang  
7 Patel (RAJ & AARAV, LLC), 1848 White Horse Pike,  
8 Block 1279.02, Lot 14. The applicant is proposing to  
9 construct a carport and installation of solar panels.  
10 But I hear that this is to be dismissed without  
11 prejudice.

12 MR. BURNS: Yes, Mr. Chairman.

13 DR. WILLIAMS: This matter has been on  
14 the docket for some time now between switching  
15 attorneys and engineers. So, I think it's prudent  
16 for the Board at this point to deny without  
17 prejudice.

18 MR. BURNS: Yes. I think we can -- we're  
19 in a situation where notice has not been properly  
20 provided on numerous occasions. So, I think at this  
21 point you can deny it without prejudice. They're  
22 free to refile. I can provide additional direction  
23 as needed. I've tried to do what I can but we've had  
24 three attorneys, I think, so far and everybody has  
25 missed on the notice. They keep forgetting the

1 variances which kind of a big deal.

2 So, that would be the recommendation so  
3 we don't run into any problems with anybody claiming  
4 automatic approval. Even though I don't think  
5 they're in a position to do that.

6 CHAIRMAN DeJESUS: So, therefore, hearing  
7 our attorney's response, I need a motion, please.

8 VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
9 move that the matter for Hemang Patel (RAJ & AARAV,  
10 LLC), 1848 White Horse Pike be dismissed without  
11 prejudice on the grounds, the applicant failed to  
12 comply with noted requirements.

13 CHAIRMAN DeJESUS: Someone second?

14 MS. CREAN: Second.

15 CHAIRMAN DEJESUS: Roll call.

16 MS. MILLER: Fred Martin.

17 VICE-CHAIRMAN MARTIN: Yes.

18 MS. MILLER: Jose DeJesus.

19 CHAIRMAN DEJESUS: Yes.

20 MS. MILLER: Councilwoman Reyes-Morton.

21 COUNCILWOMAN REYES-MORTON: Yes.

22 MS. MILLER: Director Walker.

23 DIRECTOR WALKER: Yes.

24 MS. MILLER: Erin Crean.

25 MS. CREAN: Yes.



1 MS. MILLER: Motion carried to dismiss  
2 without prejudice.

3 CHAIRMAN DeJESUS: To my knowledge, I've  
4 been informed that the Sign/Bulk Variance for The  
5 Cooper Health System, 205-209 South 6th Street is not  
6 going to be heard tonight. And neither is the  
7 Preliminary and Final Site Plan of LEAP Academy  
8 University Charter School, 527 Cooper Street.

9 MR. BURNS: That's correct, Mr. Chairman.  
10 Both of those matters will be carried -- while they  
11 won't be carried, they'll provide new notice. LEAP  
12 Academy did not provide any notice. They had to go  
13 before HPC for review from the Historic Preservation  
14 Commission.

15 And Cooper Health, I have a conflict on  
16 that. And that is going to be heard in December  
17 provided proper notice is being provided.

18 CHAIRMAN DeJESUS: Thank you. So,  
19 therefore, we'll go to New Business. Preliminary and  
20 Final Site Plan of Camden Cleaning Center, Inc., 1001  
21 Broadway, Block 317, Lots 35-40. The applicant is  
22 proposing to construct a laundromat and associated  
23 site improvements. Is there someone here to speak  
24 for them?

25 MS. MOORE: I spoke to the design

1 engineer today. I don't think they were prepared  
2 come to the meeting. So, I don't think there will be  
3 anyone here for that project.

4 MR. BURNS: I have to agree with Dena. I  
5 don't see anybody that I recognize for this  
6 application. I don't see counsel. Just to check the  
7 list here.

8 CHAIRMAN DeJESUS: Okay. We'll leave it  
9 for last so that way we can then make a decision on  
10 that part.

11 MS. MOORE: You may want to go ahead and  
12 do that now. The design engineer is not coming here  
13 today.

14 CHAIRMAN DeJESUS: Thanks, Dena.

15 MR. BURNS: We can carry that until the  
16 next meeting. They provided proper notice so no new  
17 notice will be required for that application.

18 VICE-CHAIRMAN MARTIN: Does that require  
19 a motion to continue?

20 MR. BURNS: Yes.

21 VICE-CHAIRMAN MARTIN: So moved, Mr.  
22 Chairman.

23 MS. MILLER: Can I ask a question? Will  
24 this be to continue all three or just for the Cooper  
25 Health?

1 MR. BURNS: This motion is for Camden  
2 Cleaning only.

3 MS. MILLER: Thank you.

4 CHAIRMAN DeJESUS: I need a second,  
5 please.

6 MS. CREAN: Second.

7 CHAIRMAN DEJESUS: Roll call.

8 MS. MILLER: Fred Martin.

9 VICE-CHAIRMAN MARTIN: Yes.

10 MS. MILLER: Jose DeJesus.

11 CHAIRMAN DEJESUS: Yes.

12 MS. MILLER: Councilwoman Reyes-Morton.

13 COUNCILWOMAN REYES-MORTON: Yes.

14 MS. MILLER: Director Walker.

15 DIRECTOR WALKER: Yes.

16 MS. MILLER: Erin Crean.

17 MS. CREAN: Yes.

18 MS. MILLER: Motion carried to continue.

19 Thank you.

20 MR. BURNS: That means that the esteemed  
21 Mr. Hyland moves into first place.

22 CHAIRMAN DeJESUS: Amended Final Site  
23 Plan for Virtua Our Lady of Lourdes Hospital, Inc.,  
24 1500 Haddon Avenue, Block 1301, Lot 1. The applicant  
25 is proposing to install an 8' by 10' foot modular

1 guard house adjacent to the driveway used for  
2 deliveries.

3           Okay, gentlemen, which one of you guys  
4 want to speak up?

5           MR. HYLAND: Good evening. I'm Bill  
6 Hyland. I represent Virtua and Our Lady of Lourdes  
7 Hospital. This is an application that pertains to  
8 the parking lot that the Board approved about two  
9 years ago. Shortly after that -- and that parking  
10 lot has been constructed. Shortly after that, the  
11 merger between Virtua and Lady of Lourdes began and  
12 has now been consummated. And we've come back to ask  
13 for an amended to that site place to enable the  
14 hospital to put a small guard house inside the  
15 parking lot from the Haddon Avenue lane that you can  
16 see on the plan.

17           The purpose of that primarily is for  
18 hospital personnel to be directing various deliveries  
19 which will be coming on to the site as to where they  
20 are to go. This is the delivery's entrance. It will  
21 be occupied by someone during hours that I will have  
22 the hospital representative testify to. We've  
23 noticed that and we've also noticed for a variance.  
24 Because under your ordinance, accessory structures  
25 are not permitted in the front yard of the property.

1 We actually have to two front yards. We actually  
2 have three because we're on several different roads.  
3 But two of them here are affected on Euclid and then  
4 also on Haddon Avenue.

5 I have three witnesses with me. I have  
6 Patrick Giordano, who is the facilities'  
7 representative on behalf of the hospital. And then  
8 the two distinguished gentlemen sitting in the  
9 conference are Ed Brady and Rod Ritchie from Taylor  
10 Wiseman & Taylor who are the engineer and planner on  
11 the project.

12 Mr. Burns, do you want to have them  
13 sworn. We have a brief presentation to make. I will  
14 tell you that we have seen the letter from Dena's  
15 office, J.M. Petrongolo. We have no issues with it.  
16 We will deal with a couple of items that they ask to  
17 hear testimony on. With respect to items that  
18 they're asking in the plans, we're fine and we'll  
19 make those changes accordingly.

20 MR. BURNS: Very good. Thank you, Mr.  
21 Hyland. Gentlemen, if you could raise your right  
22 hands.

23 EDWARD BRADY, P.E., ROD RITCHIE, P.P.,  
24 PATRICK GIORDANO, having first been duly  
25 sworn/affirmed, was examined and testified as

1 follows:

2 - - -

3 MR. BURNS: Very good. Thank you. And  
4 when Mr. Hyland calls you as witnesses, if you could  
5 just repeat your full names and affiliations for the  
6 record. We are familiar with Mr. Brady and Mr.  
7 Ritchie. So, with the Chair's permission, we can  
8 dispense with their credentials if that's acceptable  
9 to our chairman.

10 CHAIRMAN DeJESUS: Yes. No problem.  
11 Please continue.

12 MR. BURNS: With that, Mr. Hyland, the  
13 floor is yours.

14 MR. HYLAND: Thank you, Jim.

15 Mr. Giordano is not an expert. Very much  
16 expert in what he does but he's not testifying as an  
17 expert. He's a fact witness only. So, Pat, could  
18 you please explain your affiliation with the  
19 hospital, first of all, and then we'll talk about the  
20 nature or the purpose of the guard house.

21 MR. GIORDANO: Sure. I'm the director of  
22 facilities campus and I have been in charge of the  
23 this job since its inception. I've worked for Virtua  
24 for almost 22 years.

25 MR. HYLAND: Now, as I indicated to the

1 Board, you are proposing the installation of a guard  
2 house here. Ed Brady, are you able to show a plan?  
3 I know we filed one. I'm not sure if you showed  
4 them. Hopefully you are familiar with the property.  
5 Pat, do you want to explain where that is, namely,  
6 the guard house and where it's coming off of? Okay.  
7 Now, we have a plan.

8 Mr. Chairman and Mr. Burns, this is a  
9 copy of the site plan that was submitted with this.  
10 The orientation at the bottom of the plan is Haddon  
11 Avenue. The darker area is the parking that we were  
12 talking about. To the right of that, of course, is  
13 Our Lady of Lourdes Hospital.

14 MR. GIORANDO: Okay. The new entrance  
15 that has been created on Haddon Avenue drawing left,  
16 is scheduled to be for deliveries only. We will have  
17 cars exiting the parking lot in that direction. But  
18 its primary function is for deliveries; to get them  
19 off the small, narrow street that they currently use.

20 You'll see on the plan that there is a  
21 gate set up there. And the gate will have  
22 video/audio conferencing in the event that a guard is  
23 not present. It's not our thought to have that guard  
24 house 24/7. Primarily our thought is that in the  
25 high-traffic times, early morning, since we're only

1 allowed to accept deliveries starting at 7:00 a.m.  
2 Just to keep flow moving, the guard there will be  
3 able to release that gate as the deliveries come in  
4 to keep things flowing and/or check any credentials  
5 to make sure that their scheduled to be delivered to  
6 that site.

7 MR. HYLAND: The hours that the guard  
8 house will ordinarily be manned or woman?

9 MR. GIORDANO: Our primary thought is, it  
10 will sporadically during the day. But the main  
11 intention right now is early mornings to deal with  
12 deliveries and then later evening just to make the  
13 area secure.

14 MR. GIORDANO: The balance of the parking  
15 lot is constructed and if not totally completed,  
16 nearly completed, correct?

17 MR. GIORDANO; Yes.

18 MR. HYLAND: Will there be any water or  
19 sewer utility there?

20 MR. GIORANDO: No, sir.

21 MR. HYLAND: And if a guard needs to use  
22 the facilities, he'll just exit from there and be  
23 replaced by someone else. I assume there are some  
24 kind of breaks that are built into their schedule?

25 MR. GIORDANO: Yes. They'll arrive at



1 that post via a patrol car. So, if for any reason  
2 they have to leave, they have the ability to drive  
3 around the parking area and/or use the facility in  
4 the building.

5 MR. HYLAND: Any questions from the Board  
6 or the professionals for Mr. Giordano?

7 MS. MOORE: We can go right to the letter  
8 if you want and then the professionals can provide  
9 their testimony then.

10 CHAIRMAN DeJESUS: I would recommend that  
11 we do that. Dena, do you want to start?

12 MS. MOORE: Yes.

13 CHAIRMAN DeJESUS: Go ahead.

14 MS. MOORE: They have to be sworn in,  
15 correct?

16 MR. BURNS: They have been sworn.

17 MS. MOORE: Okay. Sorry.

18 Mr. Chairman, I'm referring to Remington  
19 & Vernick's letter dated November 3, 2020. I will  
20 begin on Page 2. Testimony should be provided  
21 regarding the purpose of the guard house as it  
22 appears the parking area is accessible from other  
23 driveways. In addition, testimony should be provided  
24 regarding the hours that the guard will be in  
25 attendance. That testimony was provided.

1           Only four sheets of the 15-page site plan  
2 were provided as part of this submission. The  
3 applicant should provide testimony regarding any  
4 additional tree removal, electrical connections,  
5 lighting, signage, construction details for the  
6 parking pad associated with the guard house and the  
7 lack of a restroom at the guard house. So, there was  
8 testimony regarding the lack of a restroom. Can we  
9 have testimony regarding any additional information,  
10 regarding any additional tree removal necessary,  
11 electrical connections, lighting, signage,  
12 construction details?

13           MR. HYLAND: I'll let Mr. Brady answer  
14 that. I will tell you there is a sign that we will  
15 be coming back to the Board for for that entrance  
16 that will say, Receiving Only. We were not able to  
17 get it in on this application in sufficient time. We  
18 wanted to get the guard house put in before the  
19 inclement weather sets in. So, we will return with a  
20 a sign. It's a modest monument-type sign that will  
21 be added to show the guard house. Ed?

22           MR. BRADY: This is Edward Brady from  
23 Taylor Wiseman & Taylor. I'm the site plan  
24 engineer. There is no additional tree removal that's  
25 required for this. There is an electrical connection

1 because there will be electricity to the guard house,  
2 as well as interior lighting for that.

3 As Mr. Hyland mentioned, there will be  
4 additional signage which is a separate application,  
5 and the details for the parking pad. In addition to  
6 the -- if you look at the plan, in addition to the  
7 guard house pad, there is a parking space that's  
8 allotted for that. And that's going to be the  
9 regular asphalt paving that's use for the parking  
10 lot.

11 MS. MOORE: The finished floor elevation  
12 of the guard house and a spot grade at the guard  
13 house's entrance should be shown on the plans.

14 MR. BRADY: We will add that.

15 MS. MOORE: And we already received  
16 information regarding the fact that the guard  
17 house does not require portable water or sanitary  
18 sewer utilities, correct?

19 MR. BRADY: Correct.

20 MS. MOORE: And then the proposed colors  
21 and materials of the guard house should be  
22 specified.

23 MR. BRADY: Yes. As far as the testimony  
24 of that, it's a metal shed. There were details that  
25 were submitted. The color was not on there. But

1 it's going to be a gray steel, a two-toned gray steel  
2 building or shack.

3 MS. MOORE: And the Summary of Previously  
4 Granted Relief, that was for parking on a separate  
5 lot other than principal use; parking area for the  
6 lighting levels; overall lighting levels;  
7 freestanding sign height; sidewalk widths and then a  
8 waiver for landscaping between street & parking lot.  
9 With this application, you are requesting a variance  
10 for the accessory structure in front yard.

11 So, did you want to provide testimony  
12 regarding that request for a variance?

13 MR. HYLAND: Yes. Mr. Ritchie is going  
14 to handle that.

15 MR. RITCHIE: This is Rod Rictchie with  
16 Taylor, Wiseman & Taylor. I am a professional  
17 planner licensed in the State of New Jersey. And I  
18 am here to provide the planning testimony in support  
19 of this variance.

20 So, it was mentioned that the MS Medical  
21 Support Zone does not permit accessory buildings in  
22 the front yard. So, we are proposing a guard house,  
23 an 8 foot by 10 foot guard house proposed here in  
24 this location 48.42 feet away from Euclid Avenue and  
25 94.68 feet away from Haddon Avenue.



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- - -

MR. RITCHIE: So if I can jump back in here, I was just starting to explain how we need a variance for -- we're requesting a variance to place the guard house within the front yard of Euclid Avenue. So, a front yard is defined as the distance between the building and the property line along a roadway frontage.

So, the guard house is proposed within the Euclid Avenue front yard. And we're proposing to place it 48.42 feet from the Euclid Avenue right-of-way. This provision doesn't apply along the Haddon Avenue frontage because the guard house -- we're not proposing to place guard house any closer to the right-of-way than the existing convent building.

We have a unique situation here as Mr. Hyland explained. The property has frontage in the on three sides. And particularly the two sides in the location where we're proposing to place the guard house. So, it's impossible for us to avoid placing the guard house within a front yard. So, I just wanted to point that out.

It was also mentioned in prior testimony, that the purpose of the guard house is for safety and

1 security; to provide directional guidance for  
2 deliveries to help facilitate the safe movement of  
3 delivery vehicles. So it's my opinion that the  
4 granting of the variance would advance the purposes  
5 of the Municipal Land Use Law. And the benefits of  
6 the deviation would substantial outweigh the  
7 detriments.

8           And to satisfy the negative criteria of  
9 granting a C Variance, the granting of the variance  
10 would result in no substantial detriment to the  
11 public good and no substantial impairment to the  
12 intent and purpose of the Zone Plan and Zoning  
13 Ordinance. So, Mr. Hyland, I don't believe I have  
14 any additional testimony unless there are other  
15 questions.

16           MR. HYLAND: Let me ask you one other  
17 question about your opinion. As a practical matter,  
18 there is an existing driveway and the guard house is  
19 suppose to call to control that driveway. So by  
20 necessity it has to be located adjacent to the  
21 driveway. That is correct also, right?

22           MR. RITCHIE: Correct.

23           MR. HYLAND: And beyond that from the  
24 negative criteria's standpoint as Mr. Giordano had  
25 testified, the intention of creating this delivery

1 entrance has been to get off of the local streets;  
2 traffic which was previously using them to get their  
3 way around to the rear of the hospital for  
4 deliveries. So, would you consider that to be a  
5 benefit, an advancement of zoning?

6 MR. RITCHIE: Yes, I would.

7 MR. HYLAND: And finally you, I think,  
8 testified there would be no sight obstructions that  
9 would be caused by the placement of this guard house  
10 to either the Euclid Avenue or Haddon Avenue  
11 driveways, correct?

12 MR. RITCHIE: That's correct.

13 MR. HYLAND: Okay. Thank you.

14 Mr. Chairman, we don't have -- Dena, I  
15 think we covered everything.

16 MS. MOORE: Right. I just want to go  
17 through -- you're aware of the approval process. We  
18 understand that this project is currently under  
19 construction. So, if this were to be approved by the  
20 Planning Board, you would just continue with -- we  
21 would get the plans signed and then you would go  
22 straight to construction, correct?

23 MR. HYLAND: That's correct, yes.

24 MS. MOORE: And the Outside Agency  
25 Approvals, you already received with the prior



1 approval. So, Mr. Chairman, that concludes our  
2 review.

3 CHAIRMAN DeJESUS: Are there any  
4 questions from the Board in relationship to his  
5 subject? Hearing none, are there any questions from  
6 the public from this phone call meeting? Hearing  
7 none, then I need a motion, please.

8 VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
9 move the adoption of the amended final site plan for  
10 Virtua Our Lady of Lourdes, 1500 Haddon Avenue, Block  
11 1301 granting the variance based on the testimony of  
12 their professional planner.

13 CHAIRMAN DeJESUS: Anybody there to say  
14 second, please?

15 DIRECTOR WALKER: Second.

16 CHAIRMAN DEJESUS: Roll call.

17 MS. MILLER: Fred Martin.

18 VICE-CHAIRMAN MARTIN: Yes.

19 MS. MILLER: Jose DeJesus.

20 CHAIRMAN DEJESUS: Yes.

21 MS. MILLER: Councilwoman Reyes-Morton.

22 COUNCILWOMAN REYES-MORTON: Yes.

23 MS. MILLER: Director Walker.

24 DIRECTOR WALKER: Yes.

25 MS. MILLER: Erin Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Is Mr. Lee on? Okay. Thank  
3 you. Motion carried to approve.

4 MR. HYLAND: Thank you very much and I  
5 hope the rest of the evening a little calmer.

6 CHAIRMAN DeJESUS: I hope so too. Moving  
7 on. Preliminary and Final Site Plan, Matrix Admiral  
8 Wilson Boulevard Development, LLC - Admiral Wilson  
9 North Redevelopment Area.

10 MS. MILLER: You skipped over the Street  
11 Vacation for Miller Fabricators.

12 MR. BURNS: Item D is Miller Fabricators  
13 Street Vacation.

14 CHAIRMAN DeJESUS: Yeah, Miller  
15 Fabricators. I apologize.

16 MS. MILLER: I'm not sure if anyone is on  
17 for it but...

18 CHAIRMAN DeJESUS: Is anyone here for  
19 that?

20 MS. MILLER: I don't see anybody. I  
21 don't recognize anybody.

22 CHAIRMAN DeJESUS: We'll just save it for  
23 last and we'll move on.

24 MS. MILLER: Okay.

25 CHAIRMAN DeJESUS: That way, if they pop

1 up, we'll hear them.

2 MS. MOORE: Angela, was that forwarded to  
3 Orion for review?

4 MS. MILLER: Yes, it was.

5 MS. MOORE: I didn't get anything from  
6 him on that.

7 MS. MILLER: Okay.

8 CHAIRMAN DeJESUS: We'll just move. And  
9 what I'll do is, at the end we'll either move it for  
10 extension until next month.

11 MS. MILLER: Thank you.

12 CHAIRMAN DeJESUS: So, we were at  
13 Preliminary and Final Site Plan of Matrix Admiral  
14 Wilson Boulevard Development, LLC; Admiral Wilson  
15 North Redevelopment Area, Blocks 1198, Lot 1;  
16 Block 1201, Lot 1; Block 1208, Lot 4; Block 1209, Lot  
17 4; Block 12010, Lots 1 & 2; Block 1212, Lot 1; Block  
18 1214, Lot 4; Block 1219, Lots 3 & 25; and finally,  
19 Block 1220, Lot 57.

20 The applicant is proposing to construct a  
21 145,390 square foot Warehouse associated with 232-car  
22 parking spaces, 641 van parking spaces, 83 van  
23 personal parking spaces, 10 loading docks and 13  
24 trailer parking stalls, along with signage,  
25 landscaping and storm water requirements.

1           Is anybody here for that? Angela, is  
2 there anyone representing them?

3           DR. WILLIAMS: The applicants are here,  
4 Mr. Chairman. We're waiting for them to talk.

5           CHAIRMAN DeJESUS: Okay.

6           DR. WILLIAMS: They were the call. I  
7 don't know what happened to them.

8           MS. MOORE: I don't see the engineer.

9           DR. WILLIAMS: No.

10          MR. BURNS: I think they're represented  
11 by Mr. Schwartz, aren't they?

12          CHAIRMAN DeJESUS: I wouldn't know that  
13 one.

14          MS. MILLER: I believe they are.

15          DR. WILLIAMS: They were on the call the  
16 whole time. I'm scanning through now and I don't see  
17 them. Something must have happened.

18          MR. BURNS: I wonder if they -- when they  
19 heard we were canceling the meeting, they --

20          CHAIRMAN DeJESUS: They cut out.

21          DR. WILLIAMS: No, no, they were on. They  
22 were on during the whole time. They didn't check off  
23 until just a few minutes ago. So, something must  
24 have happened. They may reconnect in a few minutes.

25          MR. BURNS: Okay.

1                   CHAIRMAN DeJESUS:  So while we're waiting  
2  for that occur --

3                   MS. MOORE:  Is there someone on now from  
4  Langan Engineers?

5                   CHAIRMAN DeJESUS:  Angela, is there  
6  anybody there?

7                   MS. MILLER:  I can't recognize anyone.

8                   DR. WILLIAMS:  If anyone on the call is  
9  for Matrix Development, Admiral Wilson Redevelopment  
10 area, please identify yourself, please.

11                  MR. SHEEHAN:  Ed, it's Kevin Sheehan.  
12 I'm not representing them.  I'm here to watch it for  
13 the contract seller.  I'm trying to have somebody  
14 reach out to them now.

15                  DR. WILLIAMS:  Thank you, Kevin.

16                  MR. SHEEHAN:  You're welcome.

17                  MS. MOORE:  There are only 16 of us on  
18 this call.

19                  MR. BURNS:  Right.  Mr. Chairman, with  
20 your permission, we can take Miller Fabricators.  We  
21 have motion to carry that to the December meeting.

22                  CHAIRMAN DeJESUS:  Fred, you want to make  
23 that?

24                  VICE-CHAIRMAN MARTIN:  Mr. Chairman, what  
25 I was thinking, we have a bunch of them that we've

1 had to carry to the next meeting, Miller Fabricators,  
2 the Street Vacation among others.

3 MS. MILLER: December 10th.

4 VICE-CHAIRMAN MARTIN: Do you want to  
5 make one motion for all people who are not present on  
6 this Zoom call and then have Angela identify which  
7 ones they are and then we can pass the motion  
8 accordingly?

9 MR. BURNS: Yes. We already addressed  
10 Camden Cleaning Center so we don't have to do that.  
11 It's really just Cooper Health System, LEAP Academy  
12 and Miller Fabricators.

13 MS. MILLER: That's correct.

14 VICE-CHAIRMAN MARTIN: And what about the  
15 Street Vacation?

16 MR. BURNS: That's Miller Fabricators.

17 VICE-CHAIRMAN MARTIN: That's Miller  
18 Fabricators?

19 MR. BURNS: Yes.

20 VICE-CHAIRMAN MARTIN: So, it'll be  
21 Miller Fabricators, Matrix Admiral Wilson  
22 Development --

23 MS. MILLER: Not Matrix.

24 CHAIRMAN DeJESUS: Not Matrix. Camden  
25 Cleaning Center.

1                   VICE-CHAIRMAN MARTIN: Right. Camden  
2 Cleaning Center.

3                   MR. BURNS: We did them already.

4                   CHAIRMAN DeJESUS: Miller Fabricators and  
5 LEAP Academy. So it's three.

6                   MR. BURNS: It's Cooper, Miller and  
7 LEAP.

8                   CHAIRMAN DeJESUS: Yes.

9                   VICE-CHAIRMAN MARTIN: Mr. Chairman, I  
10 move that we continue Cooper, Miller and LEAP as  
11 noted in the agenda until the December 10th meeting  
12 without the need of further notice.

13                   CHAIRMAN DeJESUS: Keith, you want to  
14 give me a motion?

15                   DIRECTOR WALKER: Second.

16                   CHAIRMAN DEJESUS: Thank you. Roll call.

17                   MS. MILLER: Fred Martin.

18                   VICE-CHAIRMAN MARTIN: Yes.

19                   MS. MILLER: Jose DeJesus.

20                   CHAIRMAN DEJESUS: Yes.

21                   MS. MILLER: Councilwoman Reyes-Morton.

22                   COUNCILWOMAN REYES-MORTON: Yes.

23                   MS. MILLER: Director Walker.

24                   DIRECTOR WALKER: Yes.

25                   MS. MILLER: Erin Crean.

1 MS. CREAN: Yes.

2 MS. MILLER: Motion carried to continue.

3 Thank you.

4 VICE-CHAIRMAN MARTIN: And we're waiting  
5 for Matrix Admiral Wilson to show up, correct?

6 MR. BURNS: Correct.

7 CHAIRMAN DeJESUS: At the moment, yes.  
8 Ed, are you still there?

9 DR. WILLIAMS: I am.

10 CHAIRMAN DeJESUS: Do you want to do that  
11 Review and Approval in reference to the Resolution?

12 DR. WILLIAMS: There's another call  
13 coming in. It's probably Steve Lee. Hold on.

14 Mr. Chairman, that was Mr. Lee. He will  
15 not be able to join us. I told him to contact the  
16 office so we can help him with his connections with  
17 these links for Zoom. You asked me to review the  
18 item on the agenda, 'G' under New business?

19 CHAIRMAN DeJESUS: Yes, please.

20 DR. WILLIAMS: Okay. Through the Chair  
21 and Board members, this Review and Approval of a  
22 Resolution is a companion Council action to an  
23 ordinance relative to 5G wireless facilities in the  
24 City right-of-way. What this comes down to, and I'll  
25 allow anyone on the call from the professionals to



1 chime in as they need to, is to allow the  
2 installation what I would call mini-cell phone  
3 apparatus on the City street, meaning, the sidewalk  
4 and appropriate City property or privately-owned  
5 property.

6 We are in the 5G or what they call the  
7 5th Generation of wireless facilities. And this is  
8 pretty much keeping pace with federal law that had  
9 been passed over the past couple of years. So, this  
10 Resolution is Council's referral that amends the  
11 Zoning Ordinance relative to wireless facilities; the  
12 language that we currently have in our Zoning Codes  
13 that governs cell towers throughout the City. This  
14 Resolution is kind of a companion piece to amend any  
15 appropriate language and/or add appropriate language  
16 to the Zoning Code to allow the same.

17 CHAIRMAN DeJESUS: Anybody have any  
18 questions in relationship to that, Fred or anybody?

19 VICE-CHAIRMAN MARTIN: No. It's fairly  
20 standard, Mr. Chair. I would move the Review and  
21 Approval of the amendment to the Zoning Code to  
22 accommodate 5G service.

23 MR. BURNS: So, your motion is to  
24 recommend that the governing body --

25 CHAIRMAN DeJESUS: Yeah, City Council --

1 MR. BURNS: -- take the appropriate  
2 action and this is consistent with the Master Plan of  
3 the City, correct?

4 VICE-CHAIRMAN MARTIN: Yes.

5 MR. BURNS: Very good:

6 MS. CREAN: Second.

7 DR. WILLIAMS: Mr. Chairman, make sure we  
8 open it up to the public as well, please, before we  
9 do any voting.

10 CHAIRMAN DEJESUS: All right. Open it up  
11 to the public. Anybody here from the public on the  
12 phone? Apparently, I don't hear any.

13 VICE-CHAIRMAN MARTIN: There was somebody  
14 from Verizon earlier.

15 MR. BURNS: I think KJ is from Verizon  
16 but..

17 CHAIRMAN DeJESUS: Would you continue the  
18 roll call, please.

19 MS. MILLER: Fred Martin.

20 VICE-CHAIRMAN MARTIN: Yes.

21 MS. MILLER: Jose DeJesus.

22 CHAIRMAN DEJESUS: Yes.

23 MS. MILLER: Councilwoman Reyes-Morton.

24 COUNCILWOMAN REYES-MORTON: Yes.

25 MS. MILLER: Director Walker.

1 DIRECTOR WALKER: Yes.

2 MS. MILLER: Erin Crean.

3 MS. CREAN: Yes.

4 MS. MILLER: Motion carried to approve.

5 Thank you.

6 CHAIRMAN DeJESUS: Thank you.

7 MS. GABOR: Excuse me, this is Liz Gabor  
8 with the Goldenberg Group, the contract purchaser for  
9 Admiral Wilson Boulevard. I just wanted to let  
10 everyone know that Matrix Admiral Wilson and Langan  
11 and so on, were not prepared to present today and  
12 they were never on the call.

13 MR. BURNS: Thank you, Liz, for letting  
14 us know that.

15 MS. GABOR: I've been signed in from the  
16 beginning.

17 DR. WILLIAMS: I thought I saw counsel on  
18 the phone during the meeting call because I recognize  
19 the office space. I was there for initial meetings.  
20 So I'm hearing now that they were never on the  
21 call?

22 MS. GABOR: No, I don't believe so.

23 DR. WILLIAMS: I'm confused. Mr.  
24 Sheehan, I thought -- am I wrong for assuming this?

25 MR. SHEEHAN: I don't know who their

1 counsel was, Ed. We have Goldenberg and we found out  
2 at four o'clock that we thought that they were on the  
3 hearing tonight so Liz and I jumped on just to  
4 observe. But I didn't have any communication with  
5 Matrix at all. Do you know who their counsel is?

6 MR. BURNS: I believe it's Robert  
7 Schwartz of Governor Florio's office, Florio, Perillo  
8 and --

9 MR. SHEEHAN: Florio, Perrucci.

10 MR. BURNS: Yes. Who is on the iPhone?  
11 If you can mute that for a minute on the phone.

12 MS. MOORE: I think that was someone from  
13 Cooper.

14 MR. BURNS: It's been muted.

15 I'm pretty sure it's Robert Schwartz.  
16 So, Liz, what was your understanding that they were  
17 not prepared to present tonight?

18 MS. GABOR: I was not aware of --

19 MR. BURNS: Whoever is calling in on  
20 856-696-83540, please mute.

21 DR. WILLIAMS: I just muted it.

22 MR. BURNS: Thank you.

23 So, Liz, what was your understanding? I  
24 didn't quite get all what you said.

25 MS. GABOR: Like Kevin said, I was just

1 made aware of it being on the agenda at four o'clock  
2 today and called in at the meeting at six and I did  
3 not see anybody from that team on the call, whether  
4 it was Lou Cappelli and someone from Langan. I just  
5 didn't see anyone's name listed as a participant.

6 MR. BURNS: Angela, did we get notice on  
7 that, public notice?

8 MS. MILLER: I don't recall getting  
9 any.

10 MR. BURNS: Okay. That makes sense then.  
11 They probably didn't notice for tonight's meeting.  
12 They probably weren't aware that they were on and  
13 they didn't notice.

14 CHAIRMAN DeJESUS: Are you going to  
15 recommend that we --

16 MR. BURNS: Well, they haven't noticed so  
17 if they give proper notice then they can Angela can  
18 put them on for December. But there's no reason to  
19 carry it. They haven't provided notice. If they  
20 want to get on, they can provide notice for the next  
21 available meeting or whenever they think they're  
22 going to appear.

23 VICE-CHAIRMAN MARTIN: Mr. Chairman, may  
24 I move that we dismiss this item on the agenda since  
25 the applicant has not appeared and there appears that

1 no notice was given?

2 CHAIRMAN DeJESUS: And do so. So we move  
3 on because that's not going to happen now.

4 DR. WILLIAMS: Can I say to the Chair and  
5 Counsel, I wouldn't recommend that. I think we need  
6 to continue it and let's find out because we've been  
7 working with them from day one on this project. And  
8 we've been moving along nicely to the point where I  
9 believe they have gotten the property listing  
10 expedited sent to them. And we have been in block  
11 step with them the whole way.

12 It's unfortunate that they're not on the  
13 agenda but I just want to note for the record, that  
14 we've been working with them in block step along with  
15 Dena and myself and Angela. We've been on this. So,  
16 I don't know what happened.

17 MR. BURNS: Let's do this. Let's just  
18 make a motion to continue it subject to their  
19 providing proper notice.

20 DR. WILLIAMS: Correct.

21 VICE-CHAIRMAN MARTIN: So moved, Mr.  
22 Chairman.

23 CHAIRMAN DeJESUS: I need a second,  
24 please.

25 MS. CREAN: Second.

1 CHAIRMAN DEJESUS: Roll call.

2 MS. MILLER: Fred Martin.

3 VICE-CHAIRMAN MARTIN: Yes.

4 MS. MILLER: Jose DeJesus.

5 CHAIRMAN DEJESUS: Yes.

6 MS. MILLER: Councilwoman Reyes-Morton.

7 COUNCILWOMAN REYES-MORTON: Yes.

8 MS. MILLER: Director Walker.

9 DIRECTOR WALKER: Yes.

10 MS. MILLER: Erin Crean.

11 MS. CREAN: Yes.

12 MS. MILLER: Motion carried to continue.

13 Thank you.

14 MR. BURNS: Very good.

15 Mr. Chairman, I see that Mr. Divis is  
16 here from AT&T. Mr. Divis, the Board recommended  
17 that the City Council take the appropriate action as  
18 it relates to the -- for the AT&T for the wireless so  
19 that's been addressed and taken care of. And we  
20 found that it was consistent with the Master Plan and  
21 were made the recommendation that they adopt the  
22 Ordinance.

23 MR. DIVIS: Okay. I didn't know that I  
24 was not -- I heard, cancel the meeting when the whole  
25 rigmarole happened and I wasn't able to get on.

1           MR. BURNS: That's all right. We've  
2 taken the action so you're good to go.

3           MR. DIVIS: Okay.

4           CHAIRMAN DeJESUS: Are there any  
5 questions on your part?

6           MR. DIVIS: I'm not sure that means since  
7 I didn't know what the discussion was. I guess one  
8 question I had, we weren't aware that this was on the  
9 agenda until today actually. And we did submit a  
10 letter late today with comments on the Ordinance as  
11 well as some information on small cells. I don't  
12 know if that was --

13          CHAIRMAN DeJESUS: Do you want to say  
14 anything about what wrote on that letter or what on  
15 the record?

16          MR. DIVIS: Yes. We have concerns with  
17 the Ordinance as it's written. There was no  
18 industry input in it. And we've worked  
19 collaboratively with other municipalities on small  
20 cell Ordinances. We've been waiting -- we've been  
21 trying to produce small cells in Camden since 2017.  
22 And small cells are investment in the connectivity of  
23 the community.

24                 So, we hope that we can work with Council  
25 on this to make sure that it's a balanced Ordinance



1 so that we can invest in connectivity in the  
2 community that benefits commerce, benefits consumers,  
3 residents and public safety. So, my apologies for  
4 the late submission of comments. But as I said, we  
5 were not told that this was on the agenda. It wasn't  
6 posted on the website until today. And I obviously  
7 didn't hear the discussions so my apologies.

8 DR. WILLIAMS: Mr. Chair.

9 CHAIRMAN DeJESUS: Yes.

10 DR. WILLIAMS: Yes, we did get comments  
11 from AT&T late today and we sent that over to Council  
12 and to the City Attorney, Michele Banks-Spearman, who  
13 was notified of that when we saw it on our email  
14 chain at, I think, after four o'clock today as soon  
15 as I got the letter. Council has a copy of it as  
16 well as the City Attorney. And we have no problem  
17 considering that letter as part of the record, as  
18 well as prior to it going before second reading  
19 before Council to consider those comments which is  
20 why a copy of the same has been given to the City  
21 Attorney.

22 MR. BURNS: Yes. Just for the record,  
23 they've had a first reading, the City Council did.  
24 They directed it at us for recommendations and  
25 review. Our job is to recommend -- the first job is

1 to find that it's consistent with the Master Plan  
2 which it is because we're providing wireless  
3 facilities in the public way which is a positive.  
4 Then we would recommend that the Board -- that City  
5 Council take the appropriate action. The motion was  
6 made to that effect. That's what Mr. Martin's motion  
7 was.

8           It's going to go back to the Council then  
9 for second reading in which case, it'll be a public  
10 hearing. And the letter that was submitted by AT&T,  
11 will be provided at that time, at that hearing. And  
12 Mr. Divis can then speak at the hearing and work with  
13 Council to address that issue. If there are any  
14 substantial changes made to the Ordinance, it would  
15 have to come back to us for further review. But City  
16 Council is free to act and can take consideration of  
17 the public comments with they hold their next hearing  
18 on the issue.

19           So all we're doing is recommending that  
20 the Ordinance -- recommending the Ordinance be  
21 addressed and adopted by the Council subject to it  
22 being consistent with the Master Plan. And you can  
23 even amend your motion if you want to reopen the  
24 matter to have them consider any comments made by  
25 AT&t at this hearing or in their review.

1           MR. DIVIS: I'm not requesting that, Mr.  
2 Chairman. We will work with Council and see if  
3 they'll consider our comments.

4           MR. BURNS: Very good. Then I think that  
5 the motion made by Mr. Martin previously that we all  
6 adopted would be acceptable. Fred, do you agree?

7           VICE-CHAIRMAN MARTIN: I was only going  
8 to suggest that we attach the AT&T letter directly to  
9 the --

10          MS. MILLER: Excuse me. Artie just  
11 joined or he's trying to connect from Matrix.

12          MR. BURNS: Okay. We'll have to open up  
13 that back up. Let's finish this one.

14          CHAIRMAN DeJESUS: At this point in time  
15 to my understanding, my recommendation is as well as  
16 Fred's, which is to make sure that the letter that  
17 has been given to us verbally by Joe Divis is  
18 attached to the correspondence going to City Council  
19 in reference to this matter.

20          MR. BURNS: And that's been done. So,  
21 we're good.

22          MR. DIVIS: Thank you very much. I  
23 apologize again that I didn't back on. I didn't know  
24 what was going to happen.

25          MR. BURNS: Not your fault, Joe.

1 MR. DIVIS: Thank you very much.

2 CHAIRMAN DeJESUS: You're welcome.

3 So someone is here from Matrix now?

4 MS. MILLER: It's Artie. He's trying to  
5 connect.

6 CHAIRMAN DeJESUS: Is Mr. Sheehan still  
7 there because he wanted to be part of the thing.

8 MR. BURNS: We're not taking any further  
9 action. I just want to hear from Matrix as to what  
10 happened, Mr. Chairman. We've already carried it to  
11 the next meeting. They're not prepared to present  
12 obviously tonight anyway. But I'm sure the call went  
13 out --

14 CHAIRMAN DeJESUS: We want to make sure  
15 we understand that fact.

16 MR. BURNS: Yes. I'm sure the call went  
17 out to Matrix so they want to call in and explain  
18 what happened. This meeting has been one for the  
19 books here.

20 CHAIRMAN DeJESUS: Absolutely.  
21 Historically never to be forgotten.

22 DR. WILLIAMS: Artie is having problems  
23 connecting to the audio.

24 MR. BURNS: Okay. I think we lost  
25 him.

1                   CHAIRMAN DeJESUS: While we're waiting  
2 for that, can I go on to adopting the following  
3 Resolutions? There's only three. So I'd appreciate  
4 it if we can do that?

5                   MR. BURNS: Yes, sir.

6                   CHAIRMAN DeJESUS: Certificate of  
7 Appropriateness which is approval of Gil Perez, 2949  
8 Tuckahoe Road.

9                   Certificate of Appropriateness: DENIED  
10 for Regina Brown, 1671 Minnesota Road.

11                   And the final one, Preliminary and Final  
12 Site Plan Approval of Harrison Avenue Solar, LLC,  
13 1865 Harrison Avenue.

14                   MR. BURNS: Mr. Chairman, on the Harrison  
15 Avenue one, I received comments back from Council  
16 after five o'clock. A few minor changes that I can  
17 make and re-submit to Angela. They're not material  
18 so we can adopt that Resolution tonight and I will  
19 have the changes to Angela tomorrow and will not  
20 affect your signature at all.

21                   CHAIRMAN DeJESUS: All right. So I need  
22 a motion, please.

23                   VICE-CHAIRMAN MARTIN: So moved, Mr.  
24 Chairman.

25                   CHAIRMAN DeJESUS: I need a second. Ms.

1 Crean, are you there?

2 MS. CREAN: Second.

3 CHAIRMAN DEJESUS: Roll call, please.

4 MS. MILLER: Fred Martin.

5 VICE-CHAIRMAN MARTIN: Yes.

6 MS. MILLER: Jose DeJesus.

7 CHAIRMAN DEJESUS: Yes.

8 MS. MILLER: Councilwoman Reyes-Morton.

9 COUNCILWOMAN REYES-MORTON: Yes.

10 MS. MILLER: Director Walker.

11 DIRECTOR WALKER: Yes.

12 MS. MILLER: Erin Crean.

13 MS. CREAN: Yes.

14 MS. MILLER: Motion carried to approve  
15 Resolutions. Thank you.

16 CHAIRMAN DeJESUS: So is Matrix coming on  
17 or not?

18 MS. MILLER: Artie, are you there?

19 MR. BIFULCO: Yes, I am here. My audio  
20 is connected. How are you?

21 MS. MILLER: Good. How are you?

22 MR. BIFULCO: Good. I'm sorry. My  
23 sincere apologies here. We did not know we were on  
24 the agenda. We would have been much more prepared  
25 than this. I only found out about an hour ago and

1 I've struggled to get on and then get my audio  
2 working so I sincerely apologize.

3 DR. WILLIAMS: Let's keep it moving  
4 before we get interrupted again.

5 CHAIRMAN DeJESUS: Artie, can you finish  
6 explaining why you guys don't have documents into  
7 Angela's hands in reference to the mailing?

8 MR. BIFULCO: We didn't know we were on  
9 the agenda so we did not notice, if that's what  
10 you're referring to.

11 CHAIRMAN DeJESUS: Yes.

12 MR. BURNS: So what we've done, Artie, is  
13 we've carried you to December subject to proper  
14 notice. Okay?

15 MR. BIFULCO: Okay.

16 CHAIRMAN DeJESUS: You got to get those  
17 notices out before you meet with us next month.

18 MR. BIFULCO: And, yes, that works.

19 MR. BURNS: We will see you guys --

20 MR. BIFULCO: Go ahead, Mr. Burns.

21 Sorry.

22 MR. BURNS: I was going to say, we'll see  
23 you in December. Just have your team ready to rock  
24 and roll. We'll be waiting for you.

25 MR. BIFULCO: Great.

1           MR. BURNS: And you have Dena's letter so  
2 if you can respond to Dena's letter and provide  
3 comments back and maybe lessened the amount of  
4 testimony you have to provide, that would be helpful.

5           MR. BIFULCO: Okay. We will certainly do  
6 that as well. Thank you, Mr. Burns, thank you Board  
7 members, thank you, Dena, I appreciate it all. Thank  
8 you, Dr. Williams. Have a good night. Sorry for the  
9 confusion.

10          MR. BURNS: Good night.

11          CHAIRMAN DeJESUS: That's all right.

12          MS. MILLER: Thank you.

13          CHAIRMAN DeJESUS: Fred, can we get an  
14 adjournment then?

15          VICE-CHAIRMAN MARTIN: So moved, Mr.  
16 Chair.

17          MS. CREAN: Second.

18          CHAIRMAN DEJESUS: Roll call.

19          MS. MILLER: Fred Martin.

20          VICE-CHAIRMAN MARTIN: Yes.

21          MS. MILLER: Jose DeJesus.

22          CHAIRMAN DEJESUS: Yes.

23          MS. MILLER: Councilwoman Reyes-Morton.

24          COUNCILWOMAN REYES-MORTON: Yes.

25          MS. MILLER: Director Walker.



1                   DIRECTOR WALKER:  Yes.

2                   MS. MILLER:  Erin Crean.

3                   MS. CREAN:  Yes.

4                   MS. MILLER:  Motion carried to adjourn.

5 Thank you and have a good night.

6                                   - - -

7                   (\*\*Meeting concluded at 7:35 p.m.\*\*)

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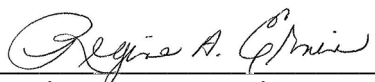
## 1 CERTIFICATION

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3  
4 I HEREBY CERTIFY that I am a Certified Court  
5 Reporter and Notary Public.

6 I FURTHER CERTIFY that the witness was sworn  
7 to testify to the truth.

8 I FURTHER CERTIFY that the foregoing is, to  
9 the best of my ability, a true and accurate  
10 transcript of the testimony taken stenographically by  
11 me at the time, place, and date hereinbefore set  
12 forth.

13 I FURTHER CERTIFY that I am neither a relative,  
14 employee, attorney or counsel to any of the  
15 parties to the action, nor a relative or employee of  
16 such attorney or counsel and that I am not  
17 financially interested in the action.

18 

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23 (The foregoing certification of this transcript  
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